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## PART 1 – POLICY OPERATION

### Policy development

This policy has been prepared under the provisions of clause 8.11 of the City of Wanneroo’s District Planning Scheme No. 2.

### Application and Purpose

As the City of Wanneroo’s District Planning Scheme No. 2 (DPS 2) does not permit the development of full independent second grouped dwellings in many circumstances, it is important for Council to have clear guidelines that distinguish between ‘Grouped Dwellings’ and ‘Ancillary Accommodation’. In essence, for a particular development to be considered eligible as an Ancillary Accommodation, it must be demonstrated that it is truly related and subordinate to the main dwelling, as opposed to the development being two separate independent dwellings.

### Objectives

1. To provide for a range of criteria that will distinguish Ancillary Accommodation from independent additional dwellings in the City of Wanneroo.
2. To provide for a form of housing that accommodates the needs of large or extended families without compromising the amenity and character of the locality.

### Definitions

The terms **‘ancillary accommodation’** **‘plot ratio area’** and **‘plot ratio’** shall have the same meaning as that given in State Planning Policy 3.1 – Residential Design Codes.

**‘Ancillary accommodation’** is defined as *“self contained living accommodation on the same lot as a Single House that may be attached or detached from the Single House occupied by members of the same family as the occupiers of the main dwelling”*.

**‘Plot ratio area’** is defined as *“the floor area of buildings on a site as delineated in the definition of ‘plot ratio’*

**'Plot ratio'** is defined as "the ratio of the gross total of all floors of buildings on a site to the area of land in the site boundaries. For this purpose, such areas shall include the area of any walls but not include the areas of any lift shafts, stairs or stair landings common to two or more dwellings, machinery, air conditioning and equipment rooms, non-habitable space that is wholly below natural ground level, areas used exclusively for the parking of wheeled vehicles at or below natural ground level, lobbies and amenities areas common to more than one dwelling, or balconies or verandahs open on at least two sides."

### Responsibility for Implementation

Manager Planning Implementation

## PART 2 – GENERAL POLICY PROVISIONS

### General Provisions

In addition to the relevant development provisions contained within the City of Wanneroo's District Planning Scheme No. 2, clause 7.1.1 of State Planning Policy 3.1 – Residential Design Codes and any relevant Agreed Structure Plans (if applicable), Ancillary Accommodation shall also comply with the following:

1. The Ancillary Accommodation is associated with a Single House, which either exists or will be developed concurrently on the property.
2. The development will not result in more than one Ancillary Accommodation being constructed on the property.
3. Every occupier of the Ancillary Accommodation shall be a member of the family occupying the main dwelling.
4. The plot ratio area of any Ancillary Accommodation shall not exceed 60m<sup>2</sup>, except on lots greater than 4,000m<sup>2</sup> in area where the plot ratio area of any Ancillary Accommodation may be up to 90m<sup>2</sup>.
5. All Ancillary Accommodation shall contain a bathroom, toilet and kitchen facility.
6. Ancillary Accommodation shall be located no further than 20 metres from the main dwelling, unless in the City's opinion topographical, environmental or other constraints existing on the land warrant a greater separation distance.
7. All services to the Ancillary Accommodation (including driveways, mailing address, water, electricity metres, effluent disposal systems etc) are to be shared with the main dwelling.

### Conditions

To alert prospective landowners of the use restrictions of the Ancillary Accommodation as stipulated in General Policy Provision No. 3 above, a condition will be placed on any approval for Ancillary Accommodation requiring the landowners to place a notification under section 70A of the Transfer of Land Act on the certificate of title for the subject lot in a form acceptable to the City, prior to lodgment of a building licence application.